



THE BEST OF BOTH WORLDS!

**APILA**

AN EVOLVED LIFESTYLE AT GANDIPET



With time, our needs change, our aspirations change.  
What was premium yesterday is the pre-requisite today.  
To that spirit of an uncompromising attitude,  
we present Apila, the most modern concept homes.

BETTER THAN AN **APARTMENT**.  
SMARTER THAN A **VILLA**.

**APILA**

Why settle for an ordinary apartment  
when you have the expanse of a villa community to live...



APILA

A unique blend of apartment economy  
& the luxury of villa premises...







Go on...  
Ask for everything...  
Think out of the box...

**APILA**



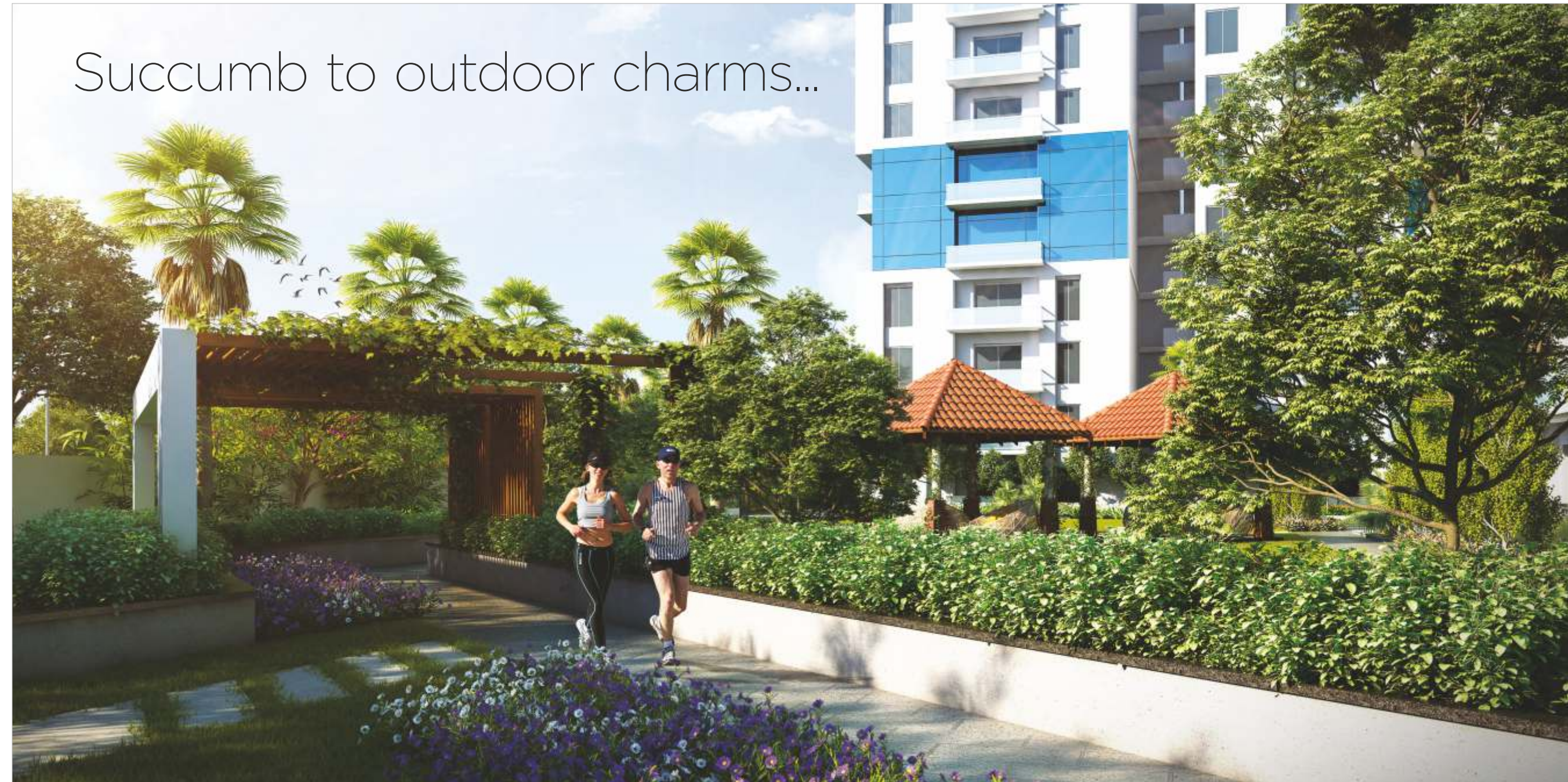




Step into villa-style extravagant outdoors...



Succumb to outdoor charms...



When you live in Apila, you will discover something new at every turn! The project is designed to have vast open spaces with designer landscaping in the style of premium gated villa communities.





Let loose yourself...

Joy at Apila has many colors and shades. For some it's in spaces, for others the clubhouse gatherings and recreation options. The quality and the stature of the project are the cause of celebration for some. The nature itself comes in many shades and colors with the changing seasons. Apila reminds the opulence of a villa gated community. The joy is in its many facets to every resident. For you, it is coming home.

**APILA**





Balconies that  
connect outdoors copiously



Apila space is sheer poetry in a harmonious flow... a Jugalbandi of apartment spaces and villa-like outdoor spaces. The built spaces in concrete blend with lush greens, walking paths and seating areas in a symphony. The flow is magical as every step that ends in another is a revelation. Everything is in balance leading to one perpetual joyous moment that seems like eternity.







Joy is thinking of Outdoors when you're Indoors...  
and Indoors when you're playing in Outdoors...  
Because you never had them enough...



## Appreciate an evolved lifestyle

The tone of grandeur is set right from the entrance of each tower. And yes, that majestic aura continues into the lobby, the corridors and finally, into apartments ranging from 1395 Sq ft to 2665 Sq ft areas.

# APILA



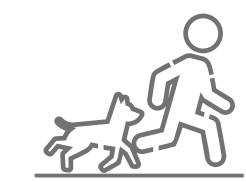




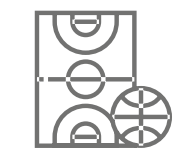
# A smart home

## PROJECT HIGHLIGHTS

- 6 Acre Gated Community
- Central Courtyard of 1.5 Acres
- 7 Towers, G+9 Floors each
- 470 Hi-end, 2 & 3 BHK Apartments
- 1395 Sq ft - 2665 Sq ft
- No Common Walls
- Over 65% Open Area
- Vaastu Compliant
- Service Lifts
- Extensive Designer Landscaping
- 4-Level Exclusive Clubhouse with 25,000 Sq ft area
- 24-hr Treated Water Supply
- 24-hr Security with Intercom & CC Cameras
- Sewage Treatment Plant
- 100% DG Backup



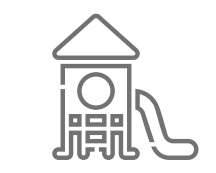
Walking Track



Basketball Court



Tennis Court



Well-equipped Children Play Area



Seating Areas



# APILA





## Friends, action, laughter...

You'll find the kids making a splash at the huge pool, or playing in the beautifully laid out play areas. A plush clubhouse caters to the needs of the residents by providing it all - gym and sauna, reading room and snooker hall, pool and café. It's the perfect way to laze away a weekend or tone up on a Sunday at the Tennis or Basketball court. Yes, there's more to fun here.



Terrace Swimming Pool with Kids' pool



Modern Gymnasium



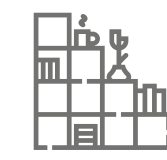
Multi-purpose Hall



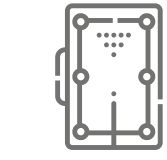
Yoga & Meditation Hall



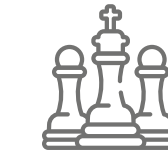
Double Height Squash Court



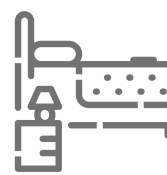
Library & Study Lounge



Snooker & Pool Tables



Indoor Games



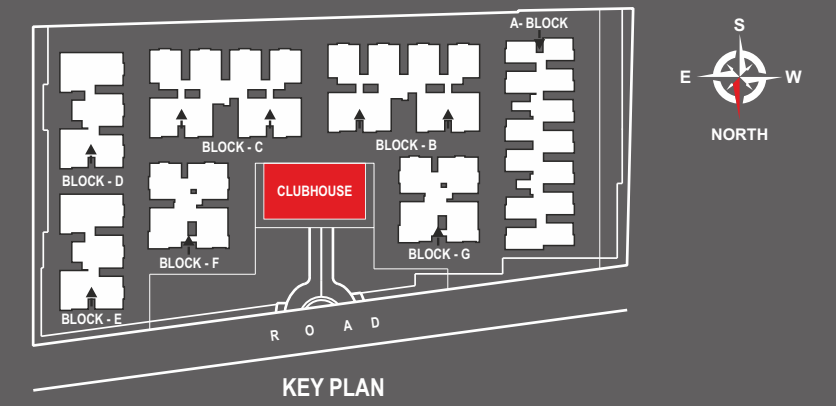
Guest rooms

Never a dull moment...

**APILA**



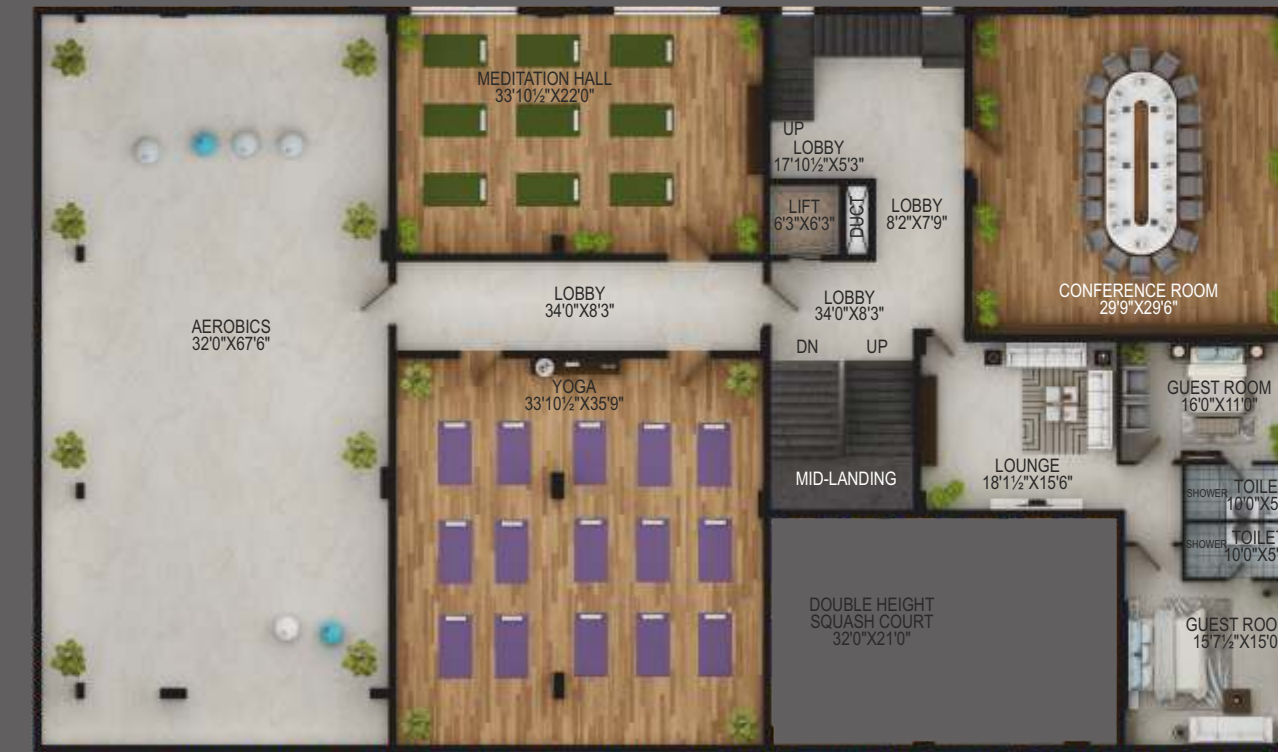
# Clubhouse Floor Plans



GROUND FLOOR PLAN



FIRST FLOOR PLAN



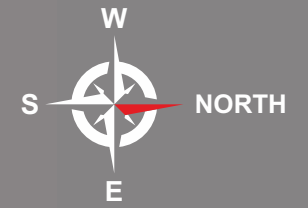
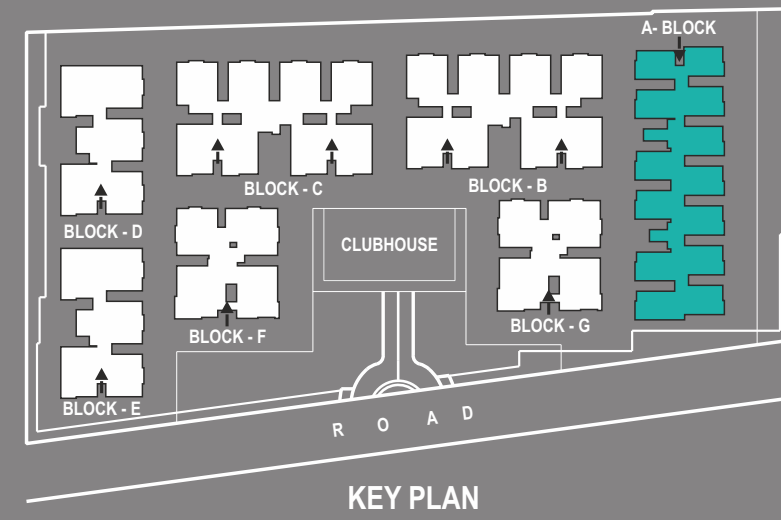
SECOND FLOOR PLAN



TERRACE FLOOR PLAN

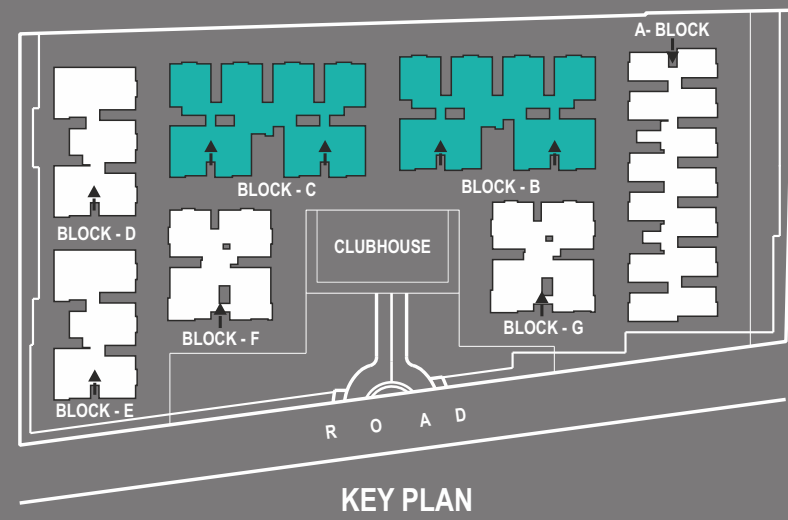


# BLOCK A TYPICAL FLOOR PLAN



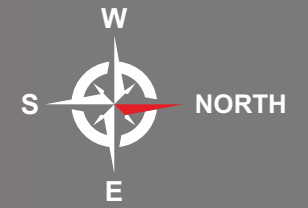
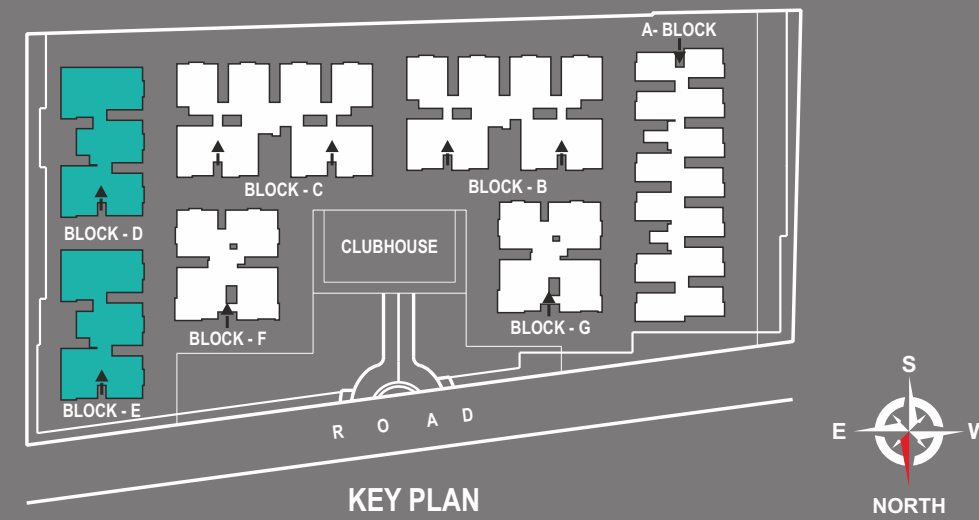


# BLOCKS B&C TYPICAL FLOOR PLAN



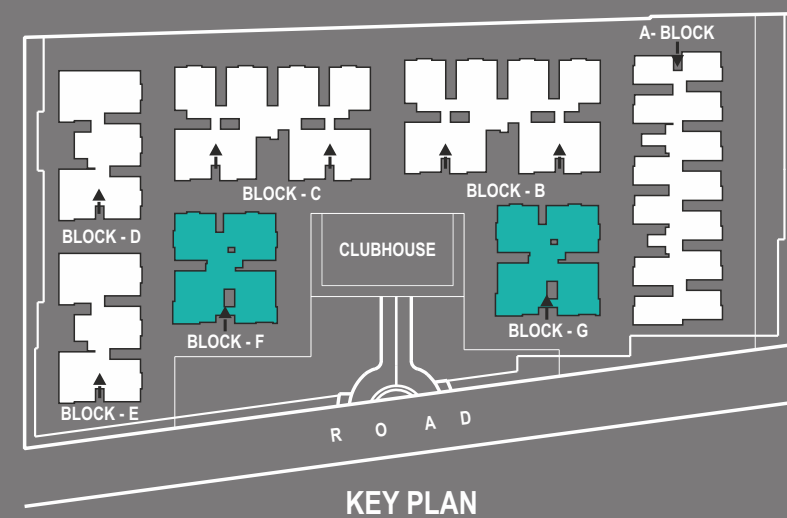


# BLOCKS D&E TYPICAL FLOOR PLAN





# BLOCKS F&G TYPICAL FLOOR PLAN



## Specifications

**STRUCTURE**  
RCC framed structure to withstand wind & seismic loads

**SUPER STRUCTURE**  
First class brick work in cement mortar. External walls with 9" inches and internal walls with 4 1/2" inches

**DOORS**  
**Main Door**  
Seasoned hard wood frame and veneer door with PU polish and designer hardware of reputed make like: Dorset or equivalent  
**Internal Doors**  
Seasoned hard wood frame and flat panel skin door with PU paint and designer hardware of reputed make like Dorset or equivalent

**WINDOWS**  
UPVC windows of reputed make with clear glass.

**PAINTING**  
**External:** A combination of textured paint and acrylic based paints in two coats of reputed brand (Asian or equivalent).

**Internal:** Smooth putty finish two coats of premium emulsion paint of Asian make or equivalent over a coat of primer

**FLOORING**  
**Car Park:** VDF flooring  
**Drawing, Dining, Living & Bedrooms, Kitchen:** 800X800 Double charged vitrified tiles of reputed make.  
**Corridor, Lobby Areas & Staircase:** Combination of granite and tiles

**KITCHEN**  
Provision for Designer Modular Kitchen. Provision for water purifier. Electrical points to suit the electrical appliances needed in the kitchen. Provision for washing machine in the Utility area

**TOILETS**  
Anti-skid ceramic flooring tiles. Ceramic tiles for wall. American standard or equivalent sanitary ware. Grohe or equivalent bath fitting in all toilets. Provision for geyser in all toilets

**WATER SUPPLY**  
Provision for both Municipal & Bore well water. Water meters for each flat

**ELECTRICAL**  
Concealed copper wiring in conduits with provision for adequate electrical points in all rooms. Premium electrical fittings Legrand or equivalent. 3-Phase power supply for each unit and individual meter boards. One miniature circuit breaker (MCB) for each room provided at the main distribution board within each unit

**GENERATOR**  
100% Power backup. Digital T.V. All Units will be provided with satellite digital TV connection (TATA Sky/ Dish TV/Big TV) or equivalent in living and master bedroom.

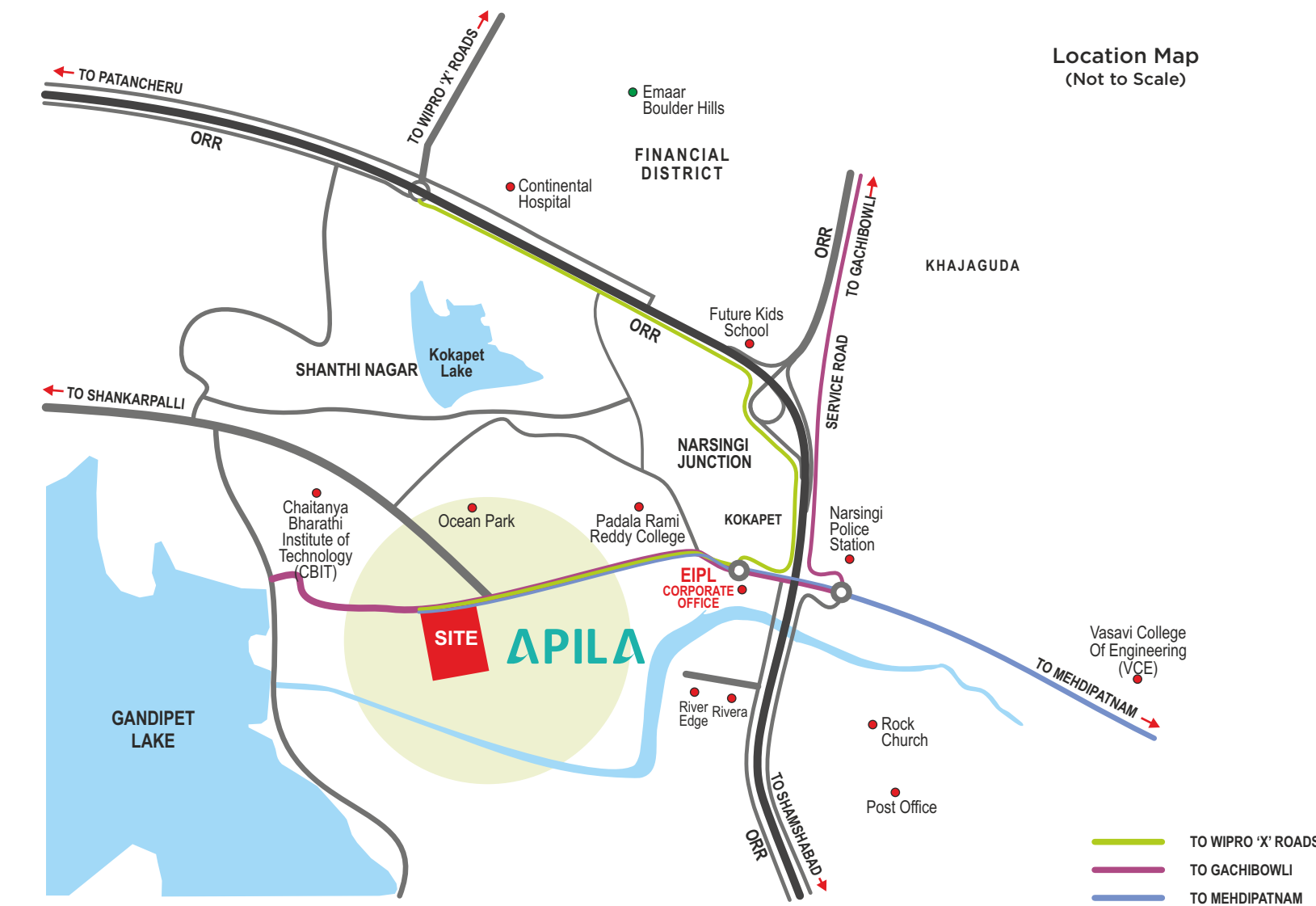






## The future's own address...

The location is upscale and wonderfully natural. Imagine, you can reach Gachibowli and Kondapur in a few minutes of signal-free ride on ORR. From Wipro X Roads on ORR, a smooth ride through APPA Junction will take you to the charming destination of Apila. The fresh breeze from Gandipet lake just seals the deal, doesn't it? Sandwiched between Gandipet lake and Outer Ring Road, Apila has an unspoilt environment that turns life into a celebration.



### DISTANCES FROM SITE

Rockwell Intl. School	- 0.5 Km
Reputed temples	- Walking distance
Narsingi ORR Junction	- 1.5 Kms
Mrigavani National Park	- 3 Kms
Gandipet Lake	- 3 Kms
Continental Hospital	- 6.5 Kms
Wipro Circle	- 7 Kms
Srinidhi Intl. School	- 8 Kms
Oakridge Intl. School	- 8 Kms
Gachibowli Junction	- 9 Kms
DPS	- 9 Kms
Inorbit Mall	- 12 Kms
Rajiv Gandhi Intl. Airport	- 24 Kms

# APILA



ONGOING VENTURES



OUR PREVIOUS PRESTIGIOUS PROJECT SUCCESSFULLY COMPLETED & DELIVERED ON TIME!



**Rivera**  
Apartments @ Manchirevula

**FLORA**  
Apartments @ Alkapur Township, Manikonda



EIPL CORPORATE OFFICE

Enterprise. Ethics. Experience.

Promoted by technocrats, EIPL has been building landmarks in places like Puppalaguda, Kollur and LB Nagar in Hyderabad. Skyila at Puppalaguda has been a celebrated residential project known for its scale and lifestyle. On-time delivery, supreme quality are the hallmarks of EIPL. Over 30 projects with a million Sft built up area in a period of a decade is a testimony to promoters' commitment to the customers.

PROMOTERS

**EIPL**

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www.eiplgroup.com

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**SA SUDHIR ASSOCIATES**  
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Hyderabad - 500 034  
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LANDSCAPE ARCHITECTS

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Hyderabad - 500 073  
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